

## **PUBLIC NOTICE**

Notice is hereby given that the Sedona City Council will hold a public hearing in the City Hall Council Chamber room located at 102 Roadrunner Drive, Sedona, Arizona, on **Tuesday, August 8, 2006 at 6:00 p.m.** to review, take public testimony, discuss, and possibly take action regarding proposed changes to Article 6 (District Regulations) and Article 9 (Development Standards) of the Sedona Land Development Code.

### **Article 6 (District Regulations) of the City of Sedona Land Development Code**

Amend property development standards for the following commercial zoning districts: "OP" Office Professional, "C-1" General Commercial, "C-2" General Commercial, "C-3" Heavy Commercial/Light Manufacturing, and "L" Lodging. Proposed revisions include:

- Specific incentives for commercial projects that include affordable residential uses, including an increase in lot coverage from thirty percent (30%) to thirty-five (35%) maximum lot coverage and an increase in floor area ratio standards from 0.60 to 0.70. Proposals that do not include affordable residential units would be restricted to a maximum of twenty-five (25%) percent lot coverage and 0.50 floor area ratio.

The Land Development Code is available for review and inspection at the Department of Community Development, 102 Roadrunner Drive, Sedona, Arizona, 86336. Copies of the proposed changes are available for review and inspection at the Department of Community Development. Persons with questions regarding the proposed amendments may contact Assistant to the Director of Community Development, Audree Juhlin, at the above address or call (928) 204-7107.

At the public hearing, citizens and interested persons shall have the opportunity to be heard. The proposed Land Development Code amendments will be reviewed and discussed and may be modified in part at the public hearing.

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John O'Brien, Director, Department of Community Development

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